

4101 Wendell Boulevard

Wendell, NC 27591

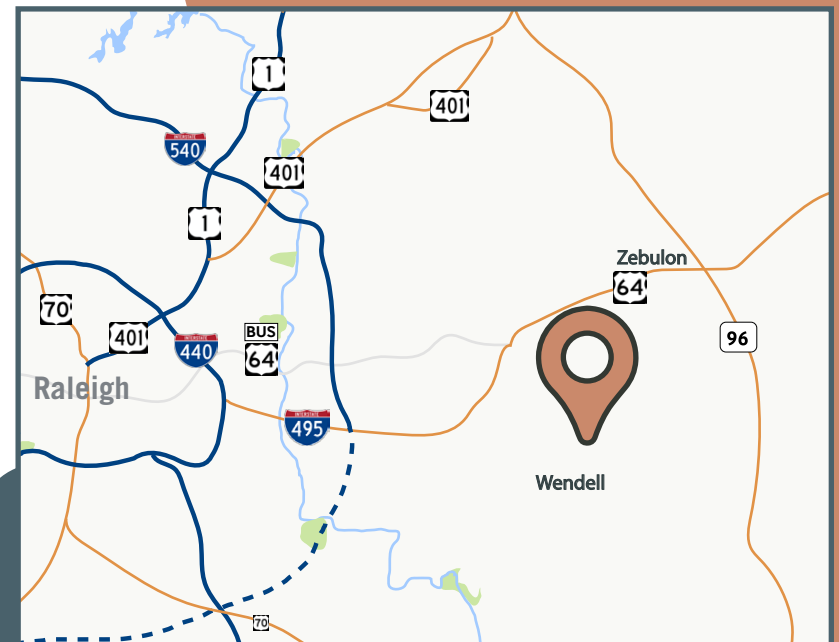


REID: 0012686 | PIN#: 1784917223

±6,882 SF retail property on ±2.28 acres with frontage on Wendell Blvd/Business 64

- » Currently leased to an automotive body shop on a month-to-month basis, may be sold vacant
- » Property includes signage, outdoor storage, and 4 roll up doors (also includes inactive paint booth)
- » ±2.28 acres zoned CMX and R2 with potential for redevelopment*
- » Located near the corner of Wendell Blvd & Old Wilson Road with ±280 ft of frontage on Wendell Blvd
- » Within 1 mile of downtown Wendell and 4 miles of downtown Zebulon

**±70% of parcel fronting Wendell Blvd zoned CMX, balance is R2*



SALE PRICE: \$1,200,000

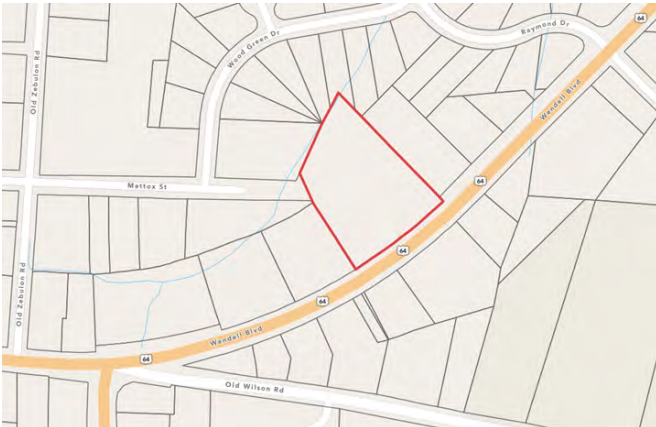
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property lines are approximate and may not be 100% accurate



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Wendell was the fastest-growing town in not only the Triangle, but all of North Carolina from July 2020-July 2021

Wendell grew nearly 16%, to 11,570, in the year ending last July 1, according to new estimates from the U.S. Census Bureau. And its eastern neighbor, Zebulon, wasn't far behind. Zebulon grew nearly 13% during that year, to 7,974, making it the state's second fastest growing. The pace at which they are growing is nearly three times the pace at which towns like Apex or Rolesville have grown in the last decade.

Wendell's recent growth was initially fueled by Wendell Falls, a massive planned community off I-87. Construction began in 2015 and will eventually consist of nearly 4,000 homes, ranging from apartments to \$700,000 homes. Residents are attracted to the proximity to Raleigh and NC State University, which is why it is unsurprising to town officials that the population is projected to continue growing.

Source: News Observer

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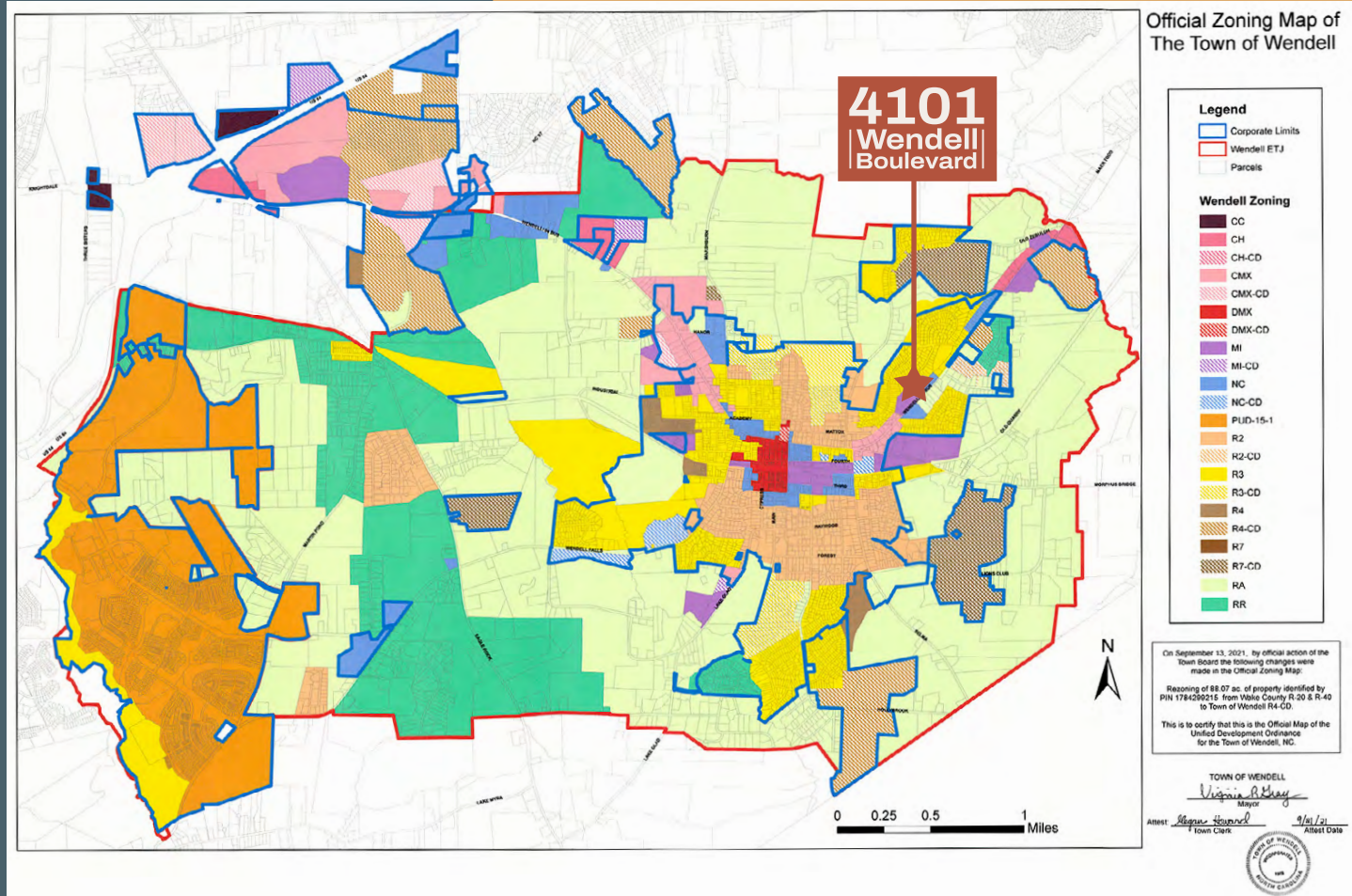
Downtown Wendell



Wendell Falls, one of Wake County's largest mixed-use master-planned communities

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ZONING MAP OF THE TOWN OF WENDELL



4101 Wendell Boulevard

FUTURE LAND USE MAP OF WENDELL

